



🏠 90 m<sup>2</sup> 📖 Vinohradská, Praha 2 - Vinohrady 💰 27 034 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**

SALES & LEASE SPECIALIST

adam.kvasnicka@luxent.cz

+420 730 511 611

|                                    |                                         |             |                         |
|------------------------------------|-----------------------------------------|-------------|-------------------------|
| Order number                       | <b>VN67-4D</b>                          | Price       | <b>27 034 000 CZK</b>   |
| Address                            | <b>Vinohradská, Praha 2 - Vinohrady</b> | Type        | <b>Apartments</b>       |
| Disposition                        | <b>3 + kitchenette</b>                  | Usable area | <b>90 m<sup>2</sup></b> |
| Energy performance of the building | <b>G - Extremely uneconomical</b>       | Floor       | <b>4th floor</b>        |
| Device                             | <b>Partly</b>                           | Balcony     | <b>4 m<sup>2</sup></b>  |
| Cellar                             | <b>3 m<sup>2</sup></b>                  | Lift        | <b>Yes</b>              |

## About real estate

We are offering for sale a 3+kt apartment with a balcony in the Vinohradská 67 residential project in the prestigious Prague 2 location. This unit is an ideal choice for both personal living and as an investment opportunity with long-term appreciation potential.

The total area of the unit is 90 m<sup>2</sup>, and the apartment is designed to a high standard. The living space is complemented by FREVINI MONACO wooden flooring, laid in a chevron pattern. The interior doors combine classic wooden elements with steel glass doors with textured and clear glass, emphasizing the modern character of the space. The apartment has a cellar.

The electrical installation is fitted with JUNG LS 990 designer switches and sockets. The apartment has recessed McLED TORO spotlights and, of course, a wall-mounted air conditioning unit to ensure comfort in the summer months.

The bathroom is equipped with LAUFEN KARTELL sanitary ware, and EMIL CERAMICA ceramic tiles in modern shades give the bathroom a timeless look.

The project sensitively combines the lively urban rhythm of Vinohrady with the historical character of the building, which is undergoing a complete and precise renovation according to the highest current standards. Emphasis is placed not only on the technical quality of the workmanship, but also on detail, functional layouts, and representative common areas. Precision is truly the hallmark of the entire project.

The building will offer a total of 41 residential units spread over 8 floors. The project is scheduled for completion in 2028.

Vinohrady has long been a sought-after address, combining city life with the pleasant atmosphere of a residential neighborhood. In the immediate vicinity, there are a wide range of amenities, cafes, restaurants, bistros, and well-kept parks. There is also excellent public transport access, allowing you to reach the city center in a matter of minutes.

| The order | Layout          | Floor                 | Usable area        | Terrace / Balcony / Loggia | Garden                   | Price          |
|-----------|-----------------|-----------------------|--------------------|----------------------------|--------------------------|----------------|
| VN67-1A   | 2 + kitchenette | ground floor          | 84 m <sup>2</sup>  | No / Yes / No              | No                       | 17 945 000 CZK |
| VN67-1B   | 2 + kitchenette | ground floor          | 55 m <sup>2</sup>  | No / Yes / No              | No                       | 13 150 000 CZK |
| VN67-2A   | 1 + kitchenette | 1st floor             | 37 m <sup>2</sup>  | No / Yes / No              | No                       | 10 340 000 CZK |
| VN67-2B   | 2 + kitchenette | 1st floor             | 62 m <sup>2</sup>  | No / Yes / No              | No                       | 17 811 000 CZK |
| VN67-2C   | 1 + kitchenette | 1st floor             | 38 m <sup>2</sup>  | No / No / No               | No                       | 11 010 500 CZK |
| VN67-2D   | 1 + kitchenette | 1st floor             | 38 m <sup>2</sup>  | No / No / No               | No                       | 10 903 000 CZK |
| VN67-2E   | 3 + kitchenette | 2nd floor             | 86 m <sup>2</sup>  | No / 2 m <sup>2</sup> / No | No                       | 24 930 000 CZK |
| VN67-2F   | 2 + kitchenette | 1st floor             | 58 m <sup>2</sup>  | No / Yes / No              | No                       | 16 670 000 CZK |
| VN67-2G   | 2 + kitchenette | 1st floor             | 48 m <sup>2</sup>  | No / No / No               | No                       | 14 031 000 CZK |
| VN67-2H   | 2 + kitchenette | 1st floor             | 47 m <sup>2</sup>  | No / No / No               | No                       | 13 250 000 CZK |
| VN67-3A   | 2 + kitchenette | 2nd floor             | 54 m <sup>2</sup>  | No / Yes / No              | No                       | 16 203 000 CZK |
| VN67-3B   | 2 + kitchenette | 2nd floor             | 74 m <sup>2</sup>  | No / Yes / No              | No                       | 22 591 000 CZK |
| VN67-3C   | 2 + kitchenette | 3rd floor             | 50 m <sup>2</sup>  | No / No / No               | No                       | 15 125 000 CZK |
| VN67-3D   | 3 + kitchenette | 3rd floor             | 86 m <sup>2</sup>  | No / 2 m <sup>2</sup> / No | No                       | 26 355 000 CZK |
| VN67-3E   | 2 + kitchenette | 2nd floor             | 59 m <sup>2</sup>  | No / Yes / No              | No                       | 17 662 000 CZK |
| VN67-3F   | 2 + kitchenette | 2nd floor             | 49 m <sup>2</sup>  | No / No / No               | No                       | 14 820 000 CZK |
| VN67-3G   | 2 + kitchenette | 2nd floor             | 49 m <sup>2</sup>  | No / No / No               | No                       | 14 235 000 CZK |
| VN67-4A   | 2 + kitchenette | 3rd floor             | 54 m <sup>2</sup>  | No / Yes / No              | No                       | 16 296 000 CZK |
| VN67-4B   | 2 + kitchenette | 3rd floor             | 78 m <sup>2</sup>  | No / Yes / No              | No                       | 23 436 000 CZK |
| VN67-4C   | 2 + kitchenette | 3rd floor             | 50 m <sup>2</sup>  | No / No / No               | No                       | 15 429 000 CZK |
| VN67-4D   | 3 + kitchenette | 4th floor             | 90 m <sup>2</sup>  | No / 4 m <sup>2</sup> / No | No                       | 27 034 000 CZK |
| VN67-4E   | 2 + kitchenette | 3rd floor             | 61 m <sup>2</sup>  | No / Yes / No              | No                       | 18 226 000 CZK |
| VN67-4G   | 2 + kitchenette | 3rd floor             | 48 m <sup>2</sup>  | No / Yes / No              | No                       | 14 317 000 CZK |
| VN67-5A   | 2 + kitchenette | 4th floor             | 80 m <sup>2</sup>  | No / Yes / No              | No                       | 24 243 000 CZK |
| VN67-5B   | 2 + kitchenette | 4th floor             | 50 m <sup>2</sup>  | No / No / No               | No                       | 15 449 000 CZK |
| VN67-5C   | 2 + kitchenette | 4th floor             | 54 m <sup>2</sup>  | No / No / No               | No                       | 16 210 000 CZK |
| VN67-5D   | 3 + kitchenette | 5th floor             | 94 m <sup>2</sup>  | No / No / No               | No                       | 28 766 000 CZK |
| VN67-5E   | 2 + kitchenette | 4th floor             | 58 m <sup>2</sup>  | No / No / No               | No                       | 17 429 000 CZK |
| VN67-5F   | 2 + kitchenette | 4th floor             | 57 m <sup>2</sup>  | No / No / No               | No                       | 17 337 000 CZK |
| VN67-5G   | 2 + kitchenette | 4th floor             | 53 m <sup>2</sup>  | No / 2 m <sup>2</sup> / No | No                       | 15 907 000 CZK |
| VN67-6A   | 2 + kitchenette | 5th floor             | 64 m <sup>2</sup>  | No / Yes / No              | No                       | 18 522 500 CZK |
| VN67-6B   | 2 + kitchenette | 5th floor             | 56 m <sup>2</sup>  | No / No / No               | No                       | 16 818 000 CZK |
| VN67-6C   | 2 + kitchenette | 5th floor             | 50 m <sup>2</sup>  | No / No / No               | No                       | 14 796 000 CZK |
| VN67-6D   | 3 + kitchenette | 6th floor             | 110 m <sup>2</sup> | No / No / No               | No                       | 33 409 500 CZK |
| VN67-6E   | 2 + kitchenette | 5th floor             | 90 m <sup>2</sup>  | No / No / No               | No                       | 24 331 000 CZK |
| VN67-6F   | 2 + kitchenette | 5th floor             | 93 m <sup>2</sup>  | No / Yes / No              | No                       | 24 716 500 CZK |
| VN67-01A  | 2 + kitchenette | 1st underground floor | 81 m <sup>2</sup>  | No / Yes / No              | No                       | 19 875 000 CZK |
| VN67-01B  | 2 + kitchenette | 1st underground floor | 52 m <sup>2</sup>  | No / Yes / No              | No                       | 12 645 000 CZK |
| VN67-02A  | 2 + kitchenette | 2nd underground floor | 73 m <sup>2</sup>  | No / No / No               | Yes (25 m <sup>2</sup> ) | 11 980 000 CZK |